

**CASTLE BEACH CLUB CONDOMINIUM ASSOCIATION, INC
BOARD OF DIRECTORS MONTHLY MEETING**

DATE: April 10, 2007

TIME: 7:00 PM

Board Member(s) Present: Vice President-Miguel Mendez-Gervais, Vice President-Armando Rodriguez, Secretary- Emilio Berkowitz, Tresurer- Robert Berman

Board Members Absent: President-Caridad Amores

Representing Amprex Management: Jackie Diaz-Sampol & Carlos Diaz-Sampol

Meeting Called to Order: Roll Call , Quorum established.

Approval of the previous meeting minutes: Minutes of the previous meeting were unanimously approved. Reading of the minutes was waived.

Old Business:

Construction Update-(Mike Mendez):

We are trying to come to an agreement with the City as to what needs to be done to the bldg. to remove the life safety violations and to finalize the scope of work.

Shirmer Engineering is consulting and directing us, along with ICSI and Robin Hale who is a licensed life safety consultant. Mr. Hale is doing periodic inspections on our bldg. and reviewing everything previously required by the City.

The red tag units have been inspected, but some units are not being released because the City deems that they still have life safety violations. We are trying to get this resolved with the City. Owners will be issued a violation notice by the city as to what they need to do regarding their violations. There are units that have individual issues which the owners themselves will have to fix.

The BTH “structural” violation was removed by the City. Different points of view have surfaced regarding the reason for the issuance of that violation to begin with. The City indicated it was done “by mistake.”

Fire Pump: We have taken the position that the installation of a new fire pump should not have been required. UCI Engineering, Rey Miranda, put it in his scope to the City. The

ramifications of installing a new Fire Pump are tremendous like having to install a new generator. It is not so much the cost of the fire pump but everything that it would bring with it, new piping, new installations that will get extraordinarily costly. Our new Life Safety Engineer & Consultants are indicating that this requirement should not have been imposed to begin with.

The plumbing is another item being looked at; however the priority now is the life safety system. We have to pick and choose what needs to be done since we only have a limited amount of money that is coming in, and we have to use it as best as possible and fix those things that merit highest priority.

Robert Berman pointed out that Mike Mendez and Caridad Amores have spent countless hours with the City fire inspection officials. Their efforts are priceless. The City has imposed \$86k in permit fees for our plans, as presented by Rey Miranda and we are contesting this amount along with the scopes detailed in them.

We have also found that there are about 180+ doors without the required door closers... they must close and latch. This is one of the basic elements that need to be fixed, and is another fire hazard life safety issue.

Before we go for a loan certain things need to be in order, such as the scope of work. We also have to submit a construction plan as part of the loan package.

The opening of the building is being funded with the proceeds of the Special Assessment and the insurance claim. However, we do need a loan in order to go forward with all the other renovation issues; windows, elevators, etc. and the required 40yr recertification.

Reserves – (Jackie)

We don't have the final count on Reserves. The vast majority of owners have voted not to approve Reserves. However the total number of votes, at present, is insufficient to waive the Statutory Reserves. Approx. 100 additional votes are needed in either direction in order to qualify the vote.

Mike Mendez pointed out that he left his wife who was sick at home, after being at the hospital's emergency room all day, in order to attend this Board meeting. However, we can't get enough people to just vote. It has been like pulling teeth. We can't change the law, a minimum of 320 units must vote. If we don't get to this number, then by default the votes are null and we have to establish Reserves. We can't tell you how to vote. We only have until May 22, 2007.... Owners must weigh the options and just vote!

Amprex is calling everybody to encourage them to submit their vote. Mike sends e-mails. Amprex is on its second round of calling and again started to call the people that they have left messages for before and who never returned our calls.

Mike did not submit his vote on purpose to see what happened, and says he got a call from Amprex on every single one of his units. They are doing their job and we are doing our job, but owners are still not responding adequately. Mike turned in his votes at the meeting.

Josh Matos, Assistant Manager, is no longer working with Amprex. Please contact Jackie from this point forward. Jackie will have an assistant in her office shortly to handle all the calls. We are in the process of moving the Association office upstairs where it used to be on the Mezzanine level.

INSURANCE:

An additional \$5M has been verbally approved by Citizens. We previously received \$4M. We have a \$1.2 M deductible. Our total claim is actually over \$19M we will have to see how we wish to proceed on the disputed amount.

CARPET:

Some of the carpet has arrived and is being installed. Keep in mind that this is a temporary commercial grade carpet. Do to the delay in reimbursement from the insurance co. we had to go this route to make the bldg. look presentable. Once we are thru with construction, we will be able to replace it with a better, permanent grade.

We are also taking proposals for the missing baseboards and chair rail wood trim. We have already received the money from our insurance co. for its replacement.

PAINTING:

Painting continues throughout the interior common areas (hallways) of our building.

POOL

We have replaced the gate lock that goes from the pool to the beach. There is a new code check with security to obtain the code.

The pool and the kiddie pool have been reopened. The motor for the heater has also been replaced and is now working. We had to remove the tables & chairs because of the roof repairs. Now that we have completed those repairs the tables and chairs are now back in the pool area as well.

We will also pressure clean the entrance to the building so it will look a little better. We have also replaced the lights under the overhang by the valet.

Treasurer's Report-by Robert Berman:

Financials:

The monthly financials are available through March 31, 2007. Anyone interested in obtaining a copy can contact Jackie. We should have the annual audit ready by sometime in May from our auditors Gerstle & Rosen.

New Business:

300 Door Closers;

A motion was passed and approved for the purchase of 300 door closers from Dash Doors in the amount is \$ 23.00 per door closer, including freight. These closers are also ADA approved.

Mike Mendez with the help of ICSI's contacts was able to negotiate this incredible price. Other vendors were contacted and the average bid price was between \$ 40.00 and \$ 80.00 per door closer.

Generator:

Circle Generator has been contacted to repair and re-install our existing generator. The generator has been "grandfathered" in by the City and will cost about \$6k to repair vs. \$100k to purchase a new one. We are currently renting a back up temporary generator for \$5K a month because the existing generator was disconnected and bypassed under the direction of Rey Miranda. A motion was passed and approved unanimously by the Board to repair the existing generator.

Fire Watch Protocol/Security:

After relentless pursuit by the Board the City's fire marshall has agreed to allow us to revise our Fire Watch Protocol which has resulted in a reduction of 6 security guard shifts. This will save us a substantial amount of money monthly.

Parking Vouchers:

Guest parking vouchers can be purchased in the Association office for \$ 2.00 per voucher. Each voucher is good for 8 hours parking for your guests. If the parking exceeds 8 hours another voucher will be required per each 8 hour segment. Also owners & tenants must pay \$50 for a second car per month. Payment must be made by check payable to "Castle Beach Club Condo."

Legal Update:

The Faswag litigation continues. We have a number of other cases including, Diversified, and the former Receiver along with the three prior Directors of the Board, which are also on-going. Nothing dramatic to report yet in any of those 3 cases. Caridad Amores will provide a legal update at the next meeting in May.

General Discussion

Meeting Adjourned: 8:40 P.M.